

MINUTES
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

June 28, 2021

The Board of Directors (the "Board") of Mayde Creek Municipal Utility District (the "District") met in regular session by teleconference available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott's emergency disaster declaration dated March 13, 2020, on the 28th day of June, 2021, and the roll was called of the members of the Board being present by telephone:

Willie Jo Reynolds	President
Jorge Diaz	Vice President
Betty Mancia Alvarenga	Secretary
Cyrus Dumas	Director
Jessica Graham	Director

and all of the above were present except Director Alvarenga, thus constituting a quorum.

Also attending all or part of the teleconference were Deputy Jimmy Satterfield of the Harris County Sheriff's office; Kristen Scott of Bob Leared Interests ("BLI"); Bob Manning of Boston Fern; Claudia Redden of Claudia Redden & Associates; Bart Downum of Environmental Development Partners, LLC ("EDP"); Teague Harris and Kelli Wilkinson of IDS Engineering Group ("IDS"); Tonie Pettit, building manager; and Nellie Connally and Arlene Catalan of Allen Boone Humphries Robinson, LLP ("ABHR").

Ms. Connally reviewed certain recommended protocols for conducting the District's meeting via teleconference. She announced that the meeting was being recorded and that consultant reports presented at the meeting were posted online and available to the public in the form of an "agenda packet" prior to the start of the meeting at www.districtdirectory.org/agendapackets/maydecreekmud.

PUBLIC COMMENTS

Director Reynolds offered any members of the public attending the meeting by telephone the opportunity to make public comment. There being no members of the public requesting to make public comment, Director Reynolds moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the May 20, 2021, regular meeting. After review and discussion, Director Dumas moved to approve the minutes

of the May 20, 2021, regular meeting. Director Graham seconded the motion, which passed unanimously.

SECURITY REPORT

Deputy Satterfield reported on security matters. After discussion, Director Dumas moved to accept the security report. Director Graham seconded the motion, which passed unanimously.

SECURITY AGREEMENTS, INCLUDING CAMERAS AND ALARM SYSTEM

Director Dumas reported that he is waiting for the updated security proposals. He said that he anticipates to present proposals at the following Board meeting.

TAX ASSESSMENT AND COLLECTION

Ms. Scott reviewed the tax assessor/collector's report, including a list of bills submitted for payment and list of delinquent taxpayers, a copy of which is attached. After review and discussion, Director Dumas moved to approve the tax assessor collector's report and authorize payment of the bills submitted. Director Graham seconded the motion, which passed unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing the delinquent tax attorney to proceed with the collection of delinquent taxes. After discussion, Director Graham moved to authorize Perdue, Brandon, Fielder, Collins and Mott, L.L.P. ("Perdue Brandon") to proceed with the collection of delinquent taxes. Director Dumas seconded the motion, which passed by unanimous vote.

DELINQUENT TAX MATTERS

Ms. Scott reviewed the delinquent tax report from Perdue Brandon, a copy of which is attached. After review and discussion, Director Dumas moved to authorize Ms. Scott to move certain personal property accounts to the uncollectable roll. Director Graham seconded the motion, which passed unanimously.

REPORT ON LANDSCAPE MAINTENANCE

Mr. Manning reported on landscape maintenance in the District. After discussion, Director Dumas moved to accept the landscape maintenance report. Director Graham seconded the motion, which passed unanimously.

PARK AND TRAIL REPORT, INCLUDING PARK AND BUILDING MAINTENANCE;
EXERCISE EQUIPMENT

The Board reviewed the Park Maintenance Report, a copy of which is attached.

The Board discussed the options previously presented for the District's new trail signs and whether all 21 signs in the District need to be replaced. After discussion, the Board requested that Mr. Murr prepare a survey on the condition of all the District signs. The Board took no further action.

After review and discussion, Director Dumas moved to accept the landscape maintenance report. Director Diaz seconded the motion, which passed unanimously.

APPROVE DEPOSITORY PLEDGE AGREEMENTS, AND ADOPT RESOLUTION
ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND
ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT
MAY ENGAGE IN INVESTMENT TRANSACTIONS, IF APPROPRIATE

Ms. Connally discussed a Depository Pledge Agreement between the District and Central Bank for the Regional Wastewater Treatment Plant account. After review and discussion, Director Diaz moved to approve the Depository Pledge Agreement with Central Bank and direct that such document be filed appropriately and retained in the District's official records. Director Dumas seconded the motion, which passed by unanimous vote.

Ms. Connally noted that the Central Bank is included in the District's list of authorized depository institutions and qualified broker dealers, which includes all banks where the District maintains authorized depository accounts.

REGIONAL WASTEWATER TREATMENT PLANT ("WWTP") FINANCIAL AND
BOOKKEEPING MATTERS, AND PAYMENT OF THE BILLS AND REVIEW OF
INVESTMENTS

The Board reviewed the regional WWTP bookkeeper's report, a copy of which is attached, and the bills submitted for payment. After review and discussion, Director Graham moved to accept the regional WWTP bookkeeper's report and the checks presented for payment. Director Dumas seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING

Ms. Redden presented and reviewed the bookkeeper's report, a copy of which is attached, and the bills submitted for payment. After review and discussion, Director Reynolds moved to accept the bookkeeper's report, and the checks presented for payment. Director Dumas seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Downum presented and reviewed the Operator's Report, a copy of which is attached, including system repairs and maintenance. He reported on pending and completed repairs and improvements to the District's water and sanitary sewer systems.

Mr. Downum reported that the waste action sludge ("WAS") piping at the wastewater treatment plant ("WWTP") needs to be modified due to the recent WWTP rehabilitation project.

After review and discussion, Director Dumas moved to: (1) approve the operator's report; and (2) approved the WAS piping modification at a cost not to exceed \$17,000.00. Director Graham seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

The Board reviewed the list of delinquent accounts. Mr. Downum informed the Board that the residents on the termination list were delinquent in payment of their utility bills and had been given written notification prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and show reason why utility services should not be terminated for reason of nonpayment. The Board conducted a hearing regarding water and sewer service termination. Following review and discussion, Director Dumas moved that, because the customers on the list were not present at the meeting, nor had presented any written statement on the matter, all utility services should be terminated, if their utility bills are not paid in accordance with the District's Amended Rate Order. The motion was seconded by Director Graham, which passed by unanimous vote.

ENGINEERING MATTERS

Mr. Harris reviewed the engineering report, a copy of which is attached.

Mr. Harris reported that IDS reviewed the semi-annual water well performance test reports for Water Well No. 1 and 2, respectively. He stated that the reports did not indicate any performance problems.

REGIONAL WASTEWATER TREATMENT PLANT REHABILITATION

Mr. Harris updated the Board regarding construction of the Regional WWTP rehabilitation project, including the new sulfur dioxide building and stated that the project is approximately 91% complete. He noted the recent inclement weather has slowed construction.

Mr. Harris reported on the renewal of the District's Wastewater Discharge Permit renewal with the Texas Commission on Environmental Quality. He said that proposals for the permit renewal will be presented at the following meeting.

Mr. Harris gave an update on the Regional WWTP Advisory Committee (the "Committee") meeting held on July 1, 2020. He said that the Committee plans to schedule a Saturday site visit before the completion of the Regional WWTP rehabilitation project.

Mr. Harris gave an update on the progress of the Harris County Flood Control District regarding the Mayde Creek channel maintenance and improvement project.

SITE DEVELOPMENT REQUESTS AND UTILITY COMMITMENT LETTERS

Mr. Harris gave an update on the construction of the sanitary sewer extension for the Louisiana Chicken restaurant at the Petroleum Wholesale Gas Station on 3716 Greenhouse Road.

Mr. Harris reported that District resident, Felix Auz, requested a utility capacity letter. He said that IDS has contacted Mr. Auz on the matter but has not received a response.

Mr. Harris reported that IDS was contacted regarding the water, sewer, drainage, and detention services to the F&B Tract. He stated that a multifamily project is being proposed for development. Mr. Harris stated IDS is working on the matter.

DEEDS AND EASEMENTS

There were no deeds or easements presented to the Board.

ASSET MANAGEMENT PLAN

There was no discussion on this matter.

After review and discussion, Director Dumas moved to approve the engineer's report. Director Diaz seconded the motion, which passed unanimously.

BUILDING MANAGER'S REPORT AND BUILDING MATTERS

Ms. Pettit discussed the Building Manager's Report, a copy of which is attached. After discussion, Director Graham moved to accept the Building Manager's Report. Director Dumas seconded the motion, which passed unanimously.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no report on this agenda item.

REPORTS FROM DIRECTORS

Director Reynolds reported that she has been contacted by Erwin Sanchez, a District resident regarding the Board's decision of exercise equipment and volleyball courts for the North Park in the District. The Board requested a copy of the communication be circulated to the Board.

GARBAGE SERVICES

There was no discussion on this matter.

DISCUSS ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference. After discussion, Director Reynolds moved to approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and authorize attendance at the AWBD winter conference in Galveston, Texas. Director Diaz seconded the motion, which carried by unanimous vote.

AGENDA ITEMS FOR NEXT BOARD MEETING

Ms. Connally stated the joint operations meeting with Ricewood Municipal Utility District, Clay Road Municipal Utility District, and the District will be held on July 1, 2021, via teleconference.

There was no further discussion on items for the next Board meeting to be held on July 26, 2021 via teleconference.

There being no further business to come before the Board, Director Dumas moved to adjourn the meeting. Director Graham seconded the motion, which passed unanimously.

(SEAL)



/s/ Betty Mancía Alvarenga/ AEC
Secretary, Board of Directors

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